



Hornby

£295,000

16 Main Street, Hornby, Lancaster, LA2 8JR

This charming stone built home has a welcoming feel the moment you step through the door. With traditional features including stable latch doors, exposed stone walls, lintels and beams with contemporary decoration throughout, this home is suitable for a range of buyers. Located within the village of Hornby lying within the Lune Valley with nearby access to Kirkby Lonsdale, Lancaster and the M6 motorway.

Internally, the living spaces are flexible with cosy living room and open plan dining-kitchen to the ground floor and three good sized bedrooms and family bathroom to the first floor, all of which have been tastefully decorated in recent renovations. Completing the picture is the large lawn to the rear with patio area for outdoor seating, perfect for entertaining family and friends.

Quick Overview

- Beautifully Presented Family Home
- Three Bedrooms & One Bathroom
- Light & Bright Living Spaces
- Open Plan Kitchen/Diner
- Tastefully Decorated Throughout
- Traditional Features
- Spacious Lawn & Patio Area
- Popular Village Location
- Close to Local Amenities
- Ultrafast 1000 Mbps Available



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Ultrafast
Broadband*



On Street
Parking

Property Reference: KL3415



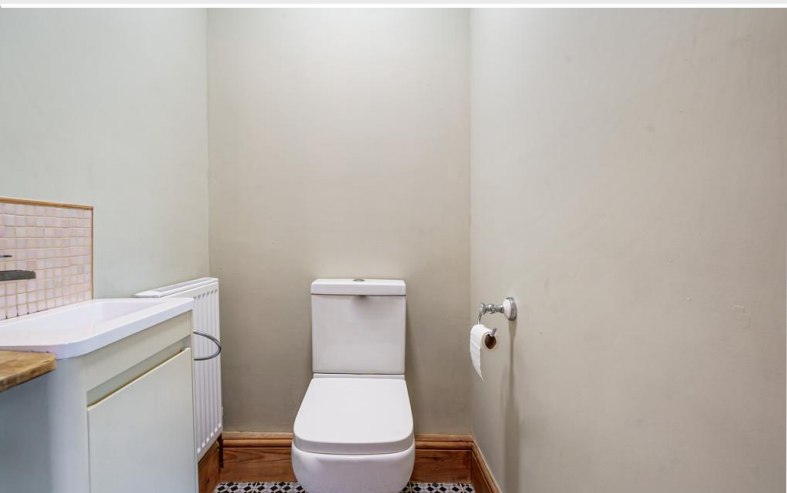
Living Room



Kitchen/Living/Diner



Kitchen



Cloakroom/W.C

Property Overview

The attractive, composite uPVC door opens into the entrance porch, with space to hang coats and store shoes. The tiled floor adds to the charm and contrasts beautifully with the modern touches that run throughout this home. Follow the latch door into the living room, where Karndean flooring is laid that also flows effortlessly throughout the entire ground floor. This room is cosy and inviting with its feature Inglenook style fireplace with gas stove effect fire and two windows to the front with fitted shutters for that added privacy. To the right is a cloakroom with an all important WC and vanity sink with complementary tiled flooring.

Follow the hallway through to the wonderful open plan dining-kitchen, with handy under stairs cupboard and access to both the first floor and rear garden. The dining room is spacious with gas fire and feature Inglenook style surround with space for a dining table, whilst the kitchen is well-fitted with wall and base units, upstand and island unit. Integrated appliances include Rangemaster oven with extractor over, AEG microwave, Zanussi dishwasher, double Belfast sink with boiling hot tap, and there is a freestanding Hisense American style fridge/freezer. The ideal place for entertaining friends and family whilst the chef of the house prepares the meals!

Stairs lead to the first floor split landing where you will find the three bedrooms and family bedroom. Bedroom two, a generous single, is a pretty room with exposed stone walls and beams with side aspect window enjoying a window seat, a peaceful spot that makes an ideal reading corner for young children. This room benefits from a built in wardrobe. Next door is the 4-piece family bathroom, enjoying an attractive, freestanding roll top bath, vanity sink, corner shower with shower over and hand held shower attachment and WC. There is an LED light up mirror with Bluetooth connection, as well as complementary tiled walls and flooring.

Move along the landing to the third bedroom, a single room with the advantage of integrated wardrobes and window to the front aspect. Finally, bedroom one is a double room with space for additional furniture and exposed stone to the far wall, with a window to the front giving the space a light and welcoming feel.

Completing the picture is the idyllic garden setting, with steps from the kitchen leading to a patio area where you will find two sheds, one with plumbing and electricity, currently used as an all important utility with space for a washer and dryer. The second provides great storage space. Stepping stones lead to the private lawn with pretty planted borders and space for outdoor seating with the patio area to the top, the perfect place to imagine entertaining family and friends throughout the summer where children and pets can play.



Living Room



Kitchen/Living/Diner



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Location Lying within the Forest of Bowland AONB, the idyllic village of Hornby has a thriving community and provides a shop / newsagent, swimming pool, post office with tearoom, antiques shop and a busy pub. Hornby offers a primary school, day nursery, two churches and a doctor's surgery. The village Institute has a calendar of social events throughout the year. For further amenities, the nearby market town of Kirkby Lonsdale offers plenty of restaurants, pubs and grocery stores or slightly further afield, the historic city of Lancaster along with its array of amenities and mainline railway station lies within 10 miles. Hornby is well connected with the M6 motorway less than 8 miles away and local buses running up and down the Lune Valley.

Accommodation (with approximate dimensions)

Ground Floor

Living Room 13' 0" x 11' 3" (3.96m x 3.43m)

Dining Room 16' 8" x 12' 1" (5.08m x 3.68m)

Kitchen 13' 11" x 11' 4" (4.24m x 3.45m)

First Floor

Bedroom One 13' 3" x 13' 0" (4.04m x 3.96m)

Bedroom Two 13' 6" x 9' 2" (4.11m x 2.79m)

Bedroom Three 13' 8" x 8' 1" (4.17m x 2.46m)

Property Information

Garden

A paved patio with steps leads to the two sheds, one with plumbing and electricity, ready to use as an outdoor utility and the other an ideal storage space. A long lawn stretches along the rear, a private and tranquil area with pretty planted borders and space for outdoor seating.

Servcies

Mains gas, water, drainage and electricity.

Council Tax

Lancaster City Council Band C

Tenure

Freehold. Vacant possession upon completion.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

What3Words ///anode.furniture.strides



Rear Aspect



Patio



Garden



Garden

Request a Viewing Online or Call 015242 72111

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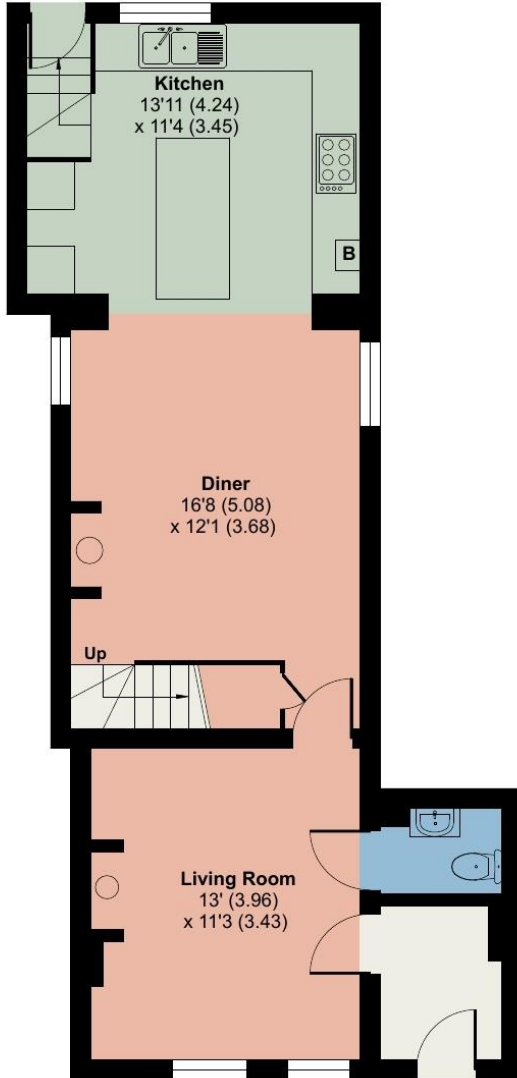
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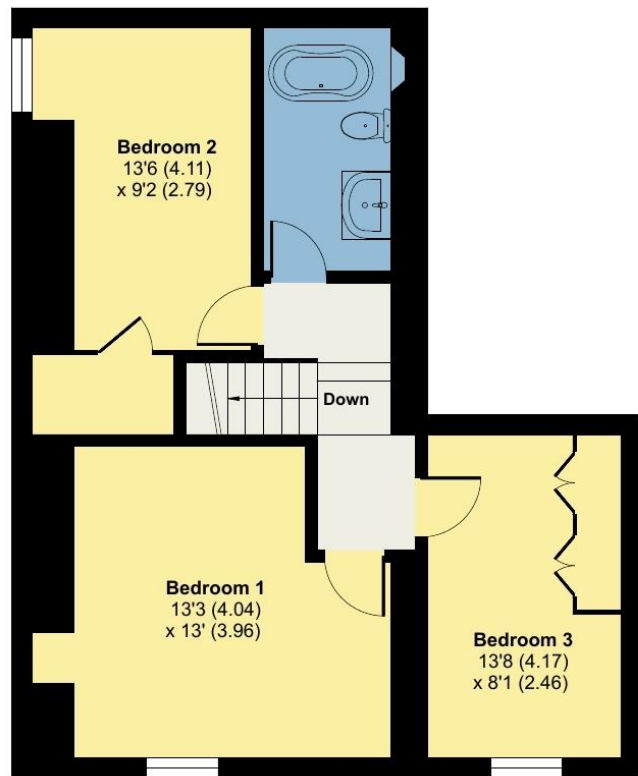
Main Street, Hornby, Lancaster, LA2

Approximate Area = 1182 sq ft / 109.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Hackney & Leigh. REF: 985547

A thought from the owners...

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